

28 APR 2023



পশ্চিমবঙ্গ পশ্চিমবঙ্গ, বঙ্গাল WEST BENGAL

74AB 567905

Smart Vanija Pvt. Ltd.

Director

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Debashis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Dist No. 13792

28 APR 2023



Smart Vanijya Pvt. Ltd.

Vikash Bansal

Director

Affidavit cum Declaration of Mr. Vikash Bansal, Director of M/s. Smart Vanijya Pvt. Ltd. promoter of the project **EMBEE DELIGHT** situated at Asian Highway-II, Near Durga Mandir, P.O.-Kadamtala, P.S.- Matigara, Dist- Darjeeling, Pin-734011, under Atharakhai Gram Panchayet, L.R. Plot Nos.-1487, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516 and 1517, recorded under L.R. Khatian Nos.- 3881, Mouza- Baramohan Singh, J.L. No.-71 (LR), Pargana- Patharghata, WB, India.

I, Vikash Bansal, Son of Sri Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, Dist- Darjeeling, do solemnly affirm and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31st December, 2025
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of

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Smart Vanija Pvt. Ltd.

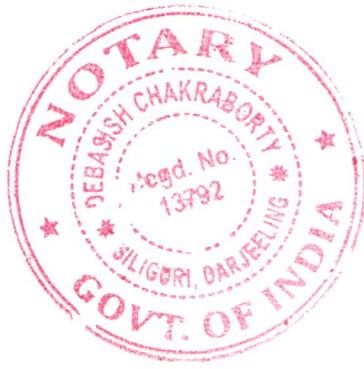
Director

construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.


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10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Smart Vanijya Pvt. Ltd.

Vikash Bansal
Director

Deponent

Verification

I, Vikash Bansal, Son of Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Siliguri on this 28th day of April, 2023

Smart Vanijya Pvt. Ltd.

Vikash Bansal
Director

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Vikash Bansal
of Son of Binod Kumar Bansal
Identified by Chandan Mansingka
This the 28th day of April 2023
At _____ am/pm

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792
28 APR 2023

IDENTIFIED BY ME
Chandan Mansingka
Advocate, Siliguri
CHANDAN MANSINGKA
Advocate, Siliguri